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FILED NO. 2885916

BOOK 138 PAGE 494

98 FEB -5 PM 2: 24

REC \$ 10.00

AUD \$ \_\_\_\_\_

RMF \$ 1.00

MICHELLE UTSELL  
RECORDER  
MADISON COUNTY, IOWA

This Document Prepared By Security Abstract & Title Co, Inc., 114 N 1st Ave., Winterset, Iowa 50273 Telephone 515-462-1691

EASEMENT

KNOW ALL MEN BY THESE PRESENTS

Christopher E Sprague and Denise L Hatfield-Sprague, hereinafter referred to as GRANTORS, in consideration of One Dollar and Other Valuable Consideration, hereby grant and convey unto Warren Water, Inc, hereinafter referred to as GRANTEE, its successors and assigns, a perpetual easement with the right to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace and remove waterlines and appurtenances thereto, over, across and through the land of the GRANTORS situated in Madison County, Iowa, being more specifically described as follows

See Exhibit "A" Attached

and locally known as 3203-220th  
together with the right of ingress and egress over the adjacent lands of the GRANTORS, their successors and assigns, for the purposes of this easement

The Easement shall be 32 feet in width, the centerline of which shall be the water pipeline and the necessary appurtenances thereto

It is agreed that, during the period of initial construction, no crop damage will be paid by the GRANTEE The GRANTEE, its successors and assigns, hereby promise to maintain such water pipeline and any necessary appurtenances in good repair so that damage to adjacent real estate of GRANTORS, if any damage there be, will be kept to a minimum

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns

IN WITNESS WHEREOF, the GRANTORS have executed this instrument this 13  
day of Jan, 1998

Christopher E. Sprague  
Christopher E. Sprague

Denise L. Hatfield-Sprague  
Denise L. Hatfield-Sprague

M5-159

STATE OF IOWA, MADISON COUNTY, ss

On this 13 day of Jan, 1998, before me the undersigned, a notary public in and for the State of Iowa appeared to me Christopher E Sprague and Denise L. Hatfield-Sprague known to be the identical persons named in and who executed the within and foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed

Twila J Salsburg  
Notary Public

TWILA J SALSBURG / MY COMMISSION EXPIRES 9-13-00

VM

EXHIBIT "A"

A tract of land commencing 55 feet North of a point of the Southerly line of Section Thirty-four (34) 512 feet Westerly of the Southeast corner of said section, thence North 21°27' West, 170 feet, thence South 84°27' West, 256 feet, thence South, 21°27' East, 170 feet, thence North, 84°27' East, 256 feet to the point of beginning, in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P M , Madison County, Iowa, AND Parcel B described as A parcel of land in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows Commencing at the Southeast Corner of Section 34, Township 76 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa, thence along the South line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section 34, thence South 85°04'56" West, 626 25 feet to the point of beginning Thence continuing South 85°04'56" West, 651 73 feet to the Southwest Corner of said Southeast Quarter (1/4) of the Southeast Quarter (1/4), thence along the West line of said Southeast Quarter (1/4) of the Southeast Quarter (1/4), North 01°36'52" West, 458 34 feet, thence North 85°04'56" East, 465 56 feet, thence South 23°59'15" East, 250 00 feet, thence South 84°23'30" West, 246 00 feet, thence South 22°00'30" East, 170 00 feet, thence North 84°23'30" East , 256 00 feet, thence South 22°00'30" East, 61 65 feet to the point of beginning Said parcel of land contains 4 931 Acres, Madison County, Iowa

SARGUE, CHRISTOPHER E.  
3203-220